

*(Comments in Bold Italics by L. Johnston to consultants for preparation of Specific Plan/EIR/EA. Note that the applicants have submitted a proposed Specific Plan – consultant is to utilize information from the submittal to create a Specific Plan for the County)*

## ADDITIONAL COMMENTS FOR SCOPING MEETING :RODEO GROUNDS SPECIFIC PLAN

The Undersigned have reviewed the County's file, and wish to submit the following additional comments for the scoping of the EIR/EA.

### **1. GENERAL PLAN AMENDMENT**

**1.1.** We note a letter from Larry Johnston to Chris Vollan, dated December 9, 2003, in which Mr. Johnston stated the County would be willing to assist with crafting the language for the amendment, to limit its application to the Rodeo Grounds. We think it would be poor judgment for the County to involve itself in this matter. It is important for the County to maintain a neutral position, especially because the - --- amendment promises to be a highly contentious issue. We think language limiting a general plan amendment to one area would work a frustration of the purpose of the Government Code.

**1.2.** As it is presently proposed, the amendment could be applied to commercial and industrial districts throughout June Lake and the rest of Mono County, including existing districts, specific plan areas, and future land exchange and redevelopment areas. The EIR for the Rodeo Grounds Specific Plan should consider cumulative impacts of large scale, 90 foot buildings in all these areas.

***County staff (including County Counsel) has offered to assist in crafting language to minimize the potential impacts of such a deviation from long established county height requirements to other parts of June Lake and Mono County. Minimizing such potential impacts is authorized and intended by the Government Code, and is consistent with the policies of the Mono County General Plan and June Lake Area Plan. Given the spectacular scenic resources throughout Mono County, it appears contrary to the public interest to promote a broad application of raising the height limit to 90'. It would be prudent to assist in minimizing, not expanding, environmental impacts (as indicated at the Scoping meetin).***

### **2. DEVELOPMENT IMPACT FEE STUDY**

**2.1.** We note a letter from Charles A. Long Associates to Scott Burns, dated February 26, 2003. The letter references a proposal to conduct a "public financing, capital improvement and development impact fee study". If Charles A. Long is the same "Charlie" Long who was recently the interim Town Manager for Mammoth Lakes, he may have ties to Intrawest adverse to the public interest. At a recent meeting of the Executive Council of the Sierra Club, Range of Light Chapter, he was there with Rick Wood to ask the members what it would take for them to withdraw their opposition to the airport expansion. He also expressed his opinion that the consistency rules of the Government Code are not an obstacle to a general plan amendment being limited to the Rodeo Grounds

**2.2.** We think a study of this kind is of great importance to the public, and the selection of a consultant to conduct the study should be done by a committee in the same manner as the selection of consultants for the EIR/EA. We also think opportunities for public comment on the scope of the study should be provided.

***Charlie Long, in concert with Stantec, is presently under contract with Mono County to prepare a public financing, capital improvement and development impact fee study for southern Mono County. We are unaware of any ties Charlie Long has to Intrawest. Charlie was selected for the current southern Mono County study following issuance of a request for proposals, and an interview with Public Works, Community Development staff and the County Administrative Officer. The selection panel's recommendations were reviewed with the Board of Supervisors in a public meeting prior to selection and authorization of a contract.***

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